

## Harmony Village

Harmony Village is generally bounded by McNichols to the north, Lyndon to the south, Livernois to the east and Ardmore to the west. An industrial corridor runs along the area's southern boundary. Harmony Village only had a slight decrease in housing units between 1990 and 2000.

### ❑ Neighborhoods and Housing

**Issue:** The area south of Fenkell near Wyoming has many vacant parcels and a declining housing stock. Vacant lots are scattered throughout the southwest and northeast corners.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Improve the stability of the northeast and southwest corners through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

#### **GOAL 2: Revitalize neighborhoods with poor housing conditions**

**Policy 2.1:** Encourage rehabilitation and infill housing in residential areas north and south of Fenkell.

### ❑ Retail and Local Services

**Issues:** The high income of community residents is a major advantage to local businesses. Commercial corridors are well situated to benefit from the close proximity to Marygrove College and The University of Detroit-Mercy. Although much of the neighborhood commercial enterprises are stable and economically viable, some areas are hindered by discordant signage and deteriorated streetscapes.

#### **GOAL 3: Increase the vitality of commercial thoroughfares**

**Policy 3.1:** Maintain James Couzens as a small-scale commercial and office corridor.

#### **GOAL 4: Increase the vitality of neighborhood commercial areas**

**Policy 4.1:** Develop partnerships with area institutions and business owners to rehabilitate the Livernois and McNichols commercial strips.

**Policy 4.2:** Redevelop the northwest corner of Livernois and Fenkell as a community-scale shopping center with locally serving businesses and retail.

**Policy 4.3:** Develop neighborhood commercial nodes along Wyoming and Puritan with a compatible mix of locally serving, small-scale businesses and residential along the areas less viable for commercial uses.

**GOAL 5: Improve the appearance of commercial areas**

**Policy 5.1:** Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement along Wyoming, McNichols and Puritan.

❑ **Industrial Centers**

**Issue:** The industrial corridor along the southern boundary is serviced by a rail corridor. Some sites are vacant and under-utilized. A residential area is immediately north.

**GOAL 6: Increase the viability of industrial areas**

**Policy 6.1:** Redevelop the under-utilized sites in the south by attracting new businesses requiring high accessibility such as distribution and manufacturing.

**GOAL 7: Reduce conflicts between industrial and residential areas**

**Policy 7.1:** Establish and enforce designated truck routes to and from the Jeffries Freeway.

**Policy 7.2:** Buffer the negative impacts of industrial land use upon the residential areas north of Lyndon.

**Policy 7.3:** Redevelop the industrial sites on the north side of Lyndon for general commercial and business activities.

**Policy 7.4:** Improve signage, entry points and infrastructure along the Lyndon industrial corridor.

□ **Parks, Recreation and Open Space**

**Issue:** The institutional uses in the area (Marygrove Campus) and immediately to the west (University of Detroit-Mercy campus) provide opportunities for recreation and open space for area residents.

**GOAL 8: Increase open space and recreational opportunities**

**Policy 8.1:** Work with area institutions to provide recreation access and programs.

## 2000 Census - Demographic Profile



## Neighborhood

## Harmony Village

## Total Population

32,826

1990 Population

35,193

1990 to 2000 Change

-2,367

Percent Change

-6.73%

## Race

White Only

444

1.35%

Black or African American  
Only

31,627

96.35%

American Indian and Alaska  
Native Only

94

0.29%

Asian Only

208

0.63%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

55

0.17%

Two or More Races

398

1.21%

## Hispanic Origin

Hispanic Origin (Any Race)

375

1.14%

1990 Hispanic Origin

165

1990 to 2000 Change

210

Percent Change

127.27%

## Gender

Male

14,747

44.92%

Female

18,079

55.08%

## Educational Attainment

Population 25 or older

19,610

59.74%

HS Graduate or Higher

13,735

70.04%

Assoc. Degree or Higher

2,335

11.91%

## Age

Youth Population  
(Under 18 Years Old)

10,211

31.11%

1990 Youth Population

10,506

1990 to 2000 Change

-295

Percent Change

-2.81%

0 to 4 Years Old

2,451

7.47%

5 to 10 Years Old

4,198

12.79%

11 to 13 Years Old

1,573

4.79%

14 to 17 Years Old

1,989

6.06%

18 to 24 Years Old

3,005

9.15%

25 to 44 Years Old

9,306

28.35%

45 to 64 Years Old

6,377

19.43%

65 Years Old and Older

3,927

11.96%

## Households

Households

11,254

Average Household Size

2.88

Population in Group Quarters

394

1.20%

Population in Households

32,432

Family Households

7,950

70.64%

Married Couple Family

3,077

38.70%

Female Householder Family

4,010

50.44%

One Person Households

2,901

25.78%

## Housing Units

Housing Units

12,317

1990 Housing Units

12,399

1990 to 2000 Change

-82

Percent Change

-0.66%

Vacant Housing Units

1,070

8.69%

Occupied Housing Units

11,247

91.31%

Owner Occupied

6,635

58.99%

Renter Occupied

4,612

41.01%

## Housing Value

Owner Occupied Units

5,909

Less Than \$15,000

304

5.14%

\$15,000 to \$29,999

627

10.61%

\$30,000 to \$49,999

1,208

20.44%

\$50,000 to \$69,999

1,557

26.35%

\$70,000 to \$99,999

1,805

30.55%

\$100,000 to \$199,999

388

6.57%

\$200,000 or More

20

0.34%

## Household Income

Less Than \$10,000

2,106

18.71%

\$10,000 to \$14,999

966

8.58%

\$15,000 to \$24,999

1,788

15.89%

\$25,000 to \$34,999

1,517

13.48%

\$35,000 to \$49,999

1,691

15.03%

\$50,000 to \$74,999

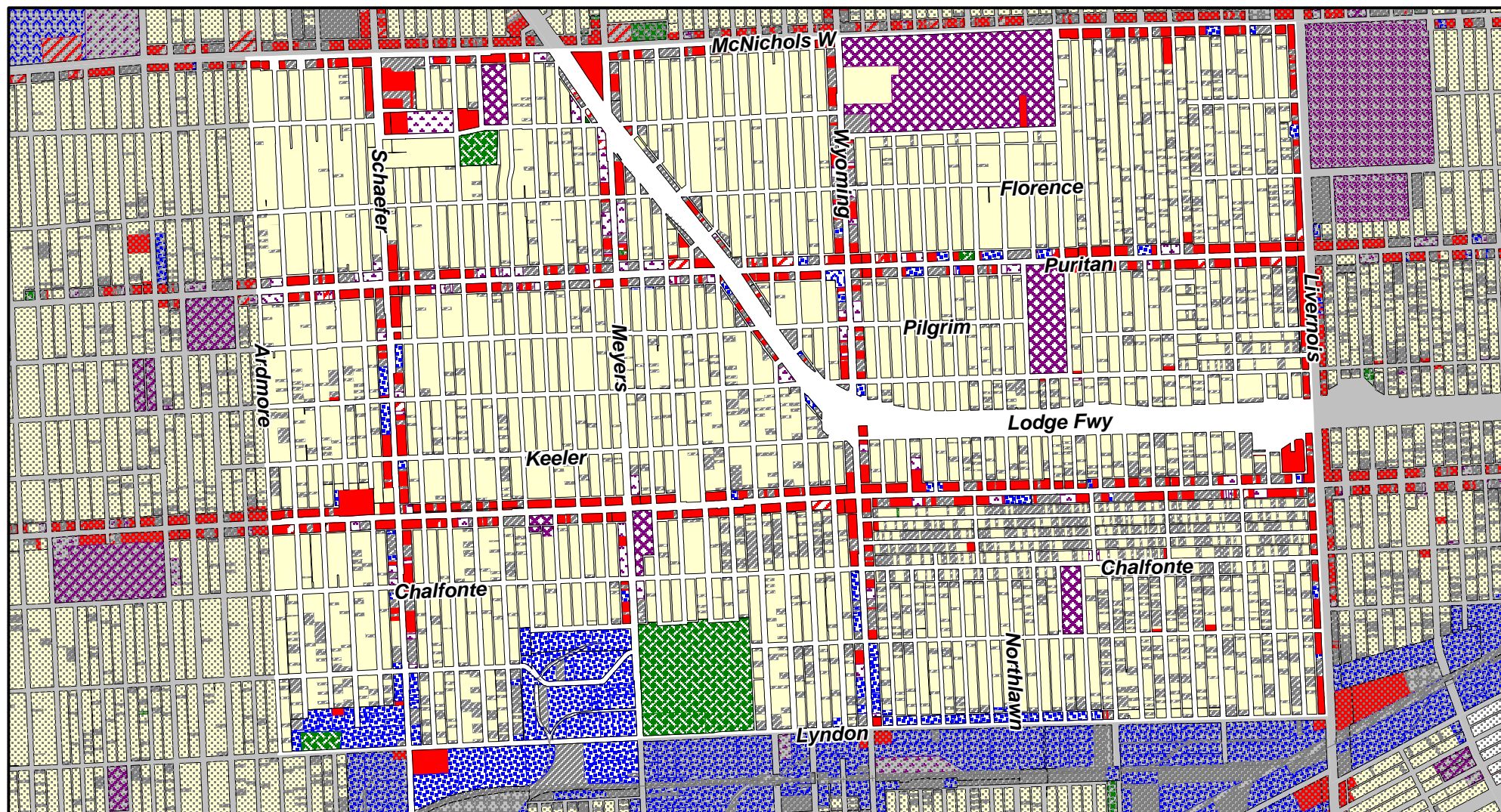
1,824

16.21%

\$75,000 or More

1,362

12.10%



Map 9-3A

City of Detroit  
Master Plan of  
Policies

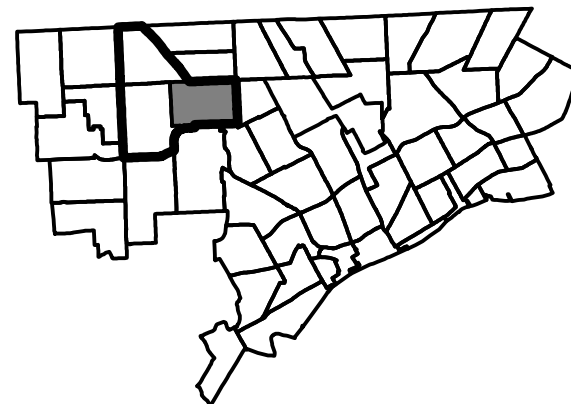
## Neighborhood Cluster 9 Harmony Village



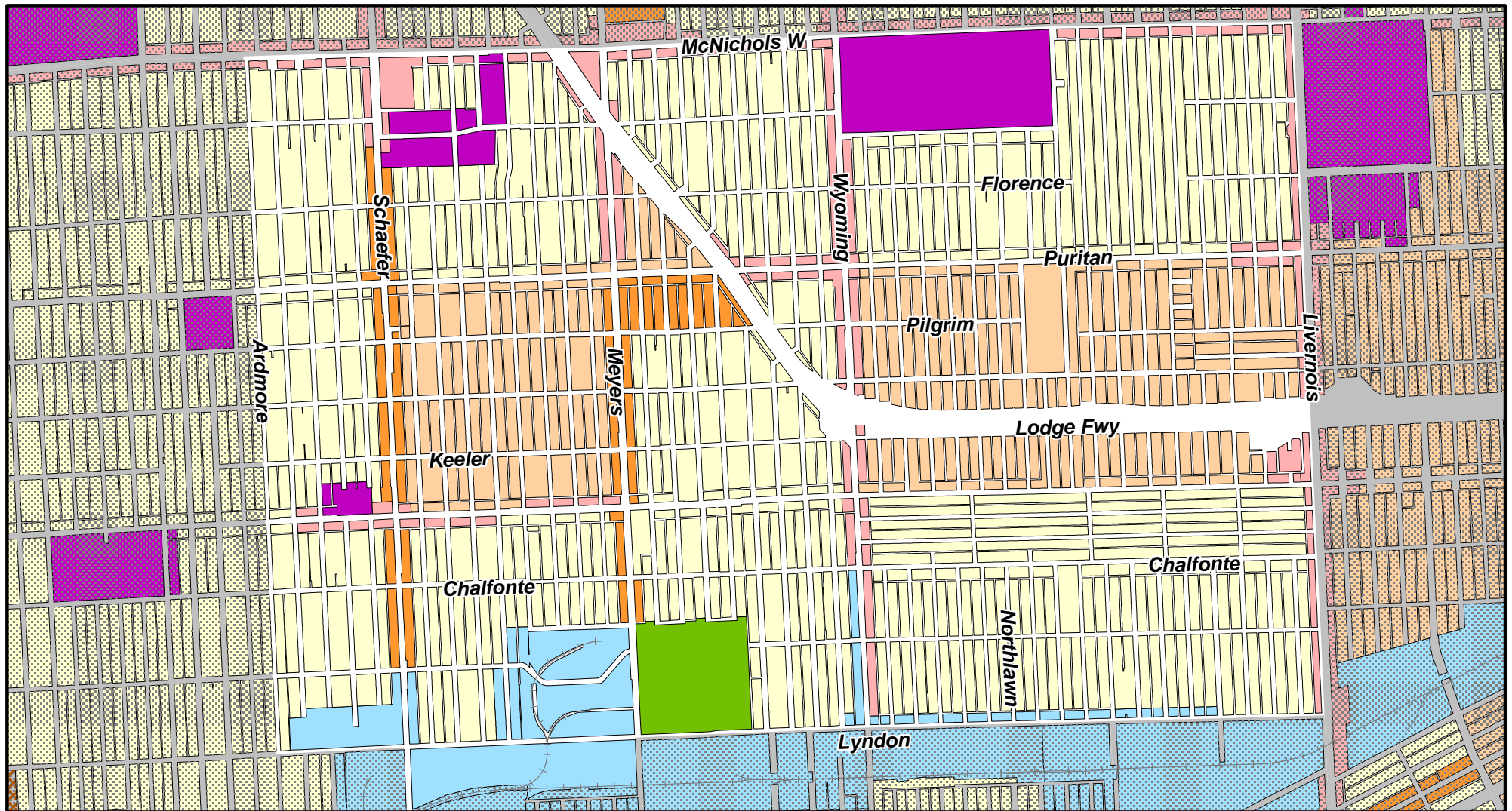
### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).







Map 9-3B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 9 Harmony Village



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

